**Andover Planning Board Meeting**

**April 9, 2024**

**APPROVED MINUTES**

**Members Present:** Ken Wells (Chair), Jacob Gilman (Vice-Chair), Roland Carter (Ex-Officio), Brian Thomas (Alternate Member appointed as Donna Duclos), and Pat Moyer (Zoning Administrator)

Also present: Tom Schamberg, State Representative for Wilmot and Sutton; Bill Clark, Wilmot Conservation Commission Chair; Mary Lyn Ray, At Eagle Pond, Inc.; Nancy Teach, Andover Conservation Commission; Bill Hoffman, Andover NH Historical Society Trustee; Steven Darling, Andover resident; Laurie Zimmerman, Andover resident & At Eagle Pond; Less Fenton, Andover resident; Bruce Sanborn, Wilmot resident; Liz Kirby, Wilmot resident & Wilmot Historical Society; Lee Wells, Andover Conservation Commission; Andrew Merzi, Andover resident; Bryan Bailey, Gilford Land Surveyor for Mickel Subdivision; Colin Brown, Land Surveyor for Innovative Timber Harvesting; Alison Holler, Andover resident; Nathan Cole, Innovative Timer Harvest; Mike Sharp, Innovative Timber Harvesting; Ken Kessler, Wilmot Conservation Commission; and Mary R Howe, Andover resident.

**Wells opened the meeting at 7:07 pm**

**Board Re-organization**

Chair: Carter nominated Wells. Gilman seconded. The board voted unanimously in favor of Wells as the chair for the next year.

Vice-chair: Carter nominated Gilman. Wells seconded. The board voted unanimously in favor of Gilman as the vice chair for the next year.

Secretary: Carter nominated Robart as Secretary. Wells seconded. The board voted unanimously in favor of Robart as the secretary for the next year.

**Approval of Minutes**

February 13, 2024

After discussion Carter made the motion to approve the minutes as amended. Wells seconded the motion. The board voted unanimously to approve the February 13, 2024 minutes as amended.

February 2, 2024

After discussion Gilman made the motion to approve the minutes as amended. Carter seconded the motion. The board voted unanimously to approve the February 27, 2024 minutes as amended.

March 26, 2024

After discussion Gilman made the motion to approve the minutes as amended. Wells seconded the motion. The board voted unanimously to approve the March 26, 2024 minutes as amended.

**Completeness Review - Innovative Timber Harvesting – Route 4 – Tax Map 35-355-400 – Forest and Agricultural District/Village District**

The board reviewed the application for completeness. The plan is for a 6-lot subdivision. This subdivision is about a mile from Potter Place and a quarter mile from the Hall/Kenyon Farm. Lot #6 is near the Wilmot Town Line. A timber cut permit was issued to Cole. All six lots were clear cut due to the recommendation of the State for the potential of red pine disease. The cleared lots reopened the view to Mount Kearsarge.

Mary Lyn Ray, a Danbury resident and President of Eagle Pond, Inc, expressed that she wishes to purchase lot #6 for conservation. This is not a matter for the planning board.

Preservation of Significant Natural and Historical Features

The application did not include a plan for Section VII which identifies and describes plans for the preservation and protection of significant scenic points, brooks, streams, water bodies, marshes, wetlands, wildlife habitat, other natural resources and historic buildings and features. Gilman shared that based on the results from the Master Plan Survey, 90% of the town wants to reserve historical landmarks in town. There was some question as to whether features within this subdivision could be considered a natural and/or historical feature.

Liz Kirby, a Wilmot resident, and part of the Wilmot Historical Society shared some history about the land. The original old farmhouse burned to the ground. She shared the tree still standing is either a mulberry or an apple tree. It may be dead. Cole stated an expert from Colby Sawyer School looking into the tree. Tim Sliter from Garden Life will be coming to prune the tree. Kirby requested some of the pieces of it.

Tina Cotton, an Andover resident, expressed some concern that the septic on this land is above the well and can cause some run off. Brown noted the tank and well are all within the State guidelines and that the test pits came back clear. Additionally, Brown stated the plans are an example of where septic tanks can go and things can be moved when it is time to build.

Wells expressed to the board that the application should be deemed complete pending a plan for Section VII.

Brown, Cole, and Sharp requested some guidelines/criteria for the plan and what the board is looking for. Sharp expressed the current application criteria are vague and open ended.

Gilman and Wells discussed what the board would want in a plan for Section VII. Carter expressed if no one could make recommendations to determine what parts of the subdivision are considered natural and historic, then we should not be requiring a plan.

Moyer stated she worked with the planning board for the past 15-20 years and has ever had a board require an applicant to provide a plan for Section VII. Les Fenton, an Andover resident responded when the Fenvale subdivision applied for approval, Section VII was required for their approval in 1988. The board expressed that Fenvale was a significantly larger subdivision proposal and required a significant amount of building. This was a different situation and not relevant to the current discussion.

Wells opened up the discussion to abutters of the property. No abutters were present at tonight's meeting. AndrewMerzi, an Andover resident, said he is not an abutter but lives across the street from the back property. He shared that this area frequently floods. The plot he was referring to was not part of the subdivisions being discussed tonight.

Carter made a motion to waive Section VII in the application. Gilman stated If the board wants Section VII included in the application, then they need to state specifically what they want from the applicant. Gilman made a motion to deem the application complete pending the inclusion of Section VII referencing the views.

There was significant discussion about preserving the viewshed. The challenge with this was that the viewshed is ever changing by trees and leaves and different perspectives lead to different views. Sharp and Cole expressed it would be difficult to write a plan for preserving views when the views are inconsistent and out of their control (ie. trees growing, leaves blooming, houses being built).

Carter made the motion again to waive Section VII on the application. Wells seconded the motion. The board voted unanimously in favor to waive Section VII on the application.

Wells made the motion to deem the application complete. Carter seconded the motion. The board voted unanimously in favor of deeming the application complete. Public Hearing is on **Tuesday, April 23, 2024 at 7:00 pm.**

**Non-Binding Consultation - Mickle Subdivision – 45 Dyers Crossing Road – Tax Map 15-621-198 – Forest and Agricultural District**

Bryan Bailey, Site Surveyor and Land Planner from Bailey Associates, presented a proposal for a 3-lot subdivision on Dyers Crossing Road and Route 11. One lot is about 2.8 acres, one is about 4.2 acres, and one is about 6.3 acres.

Wells expressed concern that one of the proposed driveways is close to where bridge construction is going to occur. Bailey said he has already spoken with the Department of Transportation (DOT) and the construction should not be impacting the driveway.

A Completeness Review is scheduled for Tuesday, April 23, 2024 at 7:15 pm.

**Hal Tuttle - LRPC Report**

Tuttle was not present tonight.

**Master Plan Survey**

Wells created some takeaways as discussed at the last meeting. Gilman already added the captions to the charts. Gilman emailed it to Wells for review.

The board discussed the fact that, based on the survey, the town would like to see more single-family homes. The concern is that single family homes will not serve the needs of the town. The question that continued to be discussed is, how can we meet the town's needs? The survey showed strong feelings about no mobile home parks or apartment complexes. This will continue to be discussed.

**Select Board Update**

Carter reminded the board of the upcoming All Board meeting this Saturday, April 13th at 9:00am in Town Hall.

Carter shared the Select Board is still discussing the Lawrence Street bridge project details.

**Adjournment**

9:03 - Gilman made a motion to adjourn tonight's meeting. Carter second the motion. The board voted unanimously to adjourn the meeting.

**Respectfully submitted by**

Shelby Perreault

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